

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 30, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

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The meeting was called to order at 7:31 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Koch announced that three Sully District Area Plans Review items would be moved from Wednesday, February 6, 2002 to Thursday, February 7, 2002 due to notification problems. He listed the items as follows: APR-01-III-3BR, APR-01-III-8BR, and APR-01-III-8UP.

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Commissioner DuBois MOVED THAT WE (FURTHER) DEFER THE DECISION ONLY ON S01-CW-2CP, OUT-OF-TURN PLAN AMENDMENT FOR REVITALIZATION, TO THURSDAY, JANUARY 31, 2002.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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Commissioner DuBois, in accord with her previous announcement, MOVED TO DEFER AREA PLANS REVIEW ITEMS APR-01-II-21M AND APR-01-II-43M INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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Chairman Murphy asked for a motion to ratify the Committee appointments for 2002 as outlined in the memorandum dated January 30, 2002. Commissioner Byers SO MOVED.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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CODE AMENDMENTS (Tree Preservation) (Decision Only)

(The public hearing on this item was held on January 16, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Moon MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO ADOPT THE TREE PRESERVATION AND PLANTING AMENDMENTS TO THE PUBLIC FACILITIES MANUAL AS ADVERTISED AND AS AMENDED BY THE PROPOSED RECOMMENDED CHANGES DATED JANUARY 30, 2002.

Commissioners Hall and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Moon MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO ADOPT THE TREE PRESERVATION AND PLANTING REQUIREMENTS TO THE SUBDIVISION ORDINANCE AS ADVERTISED.

Commissioners Halls and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Moon MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO ADOPT THE TREE PRESERVATION AND PLANTING REQUIREMENTS TO THE ZONING ORDINANCE AS ADVERTISED AND AS AMENDED BY THE PROPOSED RECOMMENDED CHANGES DATED JANUARY 22, 2002.

Commissioners Hall and de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy announced that tonight's agenda would consist of the first of four scheduled public hearing sessions on the 2001 Area Plans Review; specifically Dranesville District items. He noted that no new items would be taken up after 12:00 a.m. and that any items not heard tonight would be carried over to Thursday, February 7, 2002, with markup scheduled for Wednesday, February 27, 2002.

There was no objection to this procedure.

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AREA PLANS REVIEW (APR) - The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2001 North County Cycle Area Plans Review process for the Dranesville Magisterial District as summarized in the newsprint document "Fairfax County Comprehensive Plan 2001 North Cycle Area Plans Review Public Hearings." PUBLIC HEARINGS.

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DRANESVILLE DISTRICT

Chairman Murphy outlined the procedures to be followed, noting that a separate Task Force recommendation would not be called for unless the Dranesville District Task Force representative indicated his desire to provide additional comments.

APR-01-II-1M - Located at 1547 & 1553 Davidson Rd.; 1613, 1623 & 1619 Chain Bridge Rd.; & unaddressed parcel 30-4((1))5A on 2.6 ac. Adopted Plan: Residential 8-12 du/ac, to be compatible w/existing townhouses & total consolidation. Nominated Plan: Remove "compatibility w/existing townhouses" & "total consolidation."

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 26 of the staff report and that the Task Force concurred with the staff language with the addition of the word "and" after the first sentence so that the first two sentences were joined.

Chairman Murphy recited the rules for public testimony and called the first listed speaker.

Ms. Winnie Pizzano, 1540 Bruton Court, McLean, representing the Stoneleigh Homeowners Association, presented three recommendations, as follows:

- reinstatement of the word "all" and deletion of the word "substantial", so that the second sentence would read: "All remaining lots to be consolidated . . . ;"
- reinstatement of the phrase "in size and appearance" rather than the more general term "compatible;" and
- addition of stronger language to protect the stream bed and surrounding vegetation.

(A copy of Ms. Pizzano's statement is in the date file.)

Mr. Jack Hannon, 7006 Westbury Road, McLean, representing the West Lewinsville Heights Citizens Association, supported the changes suggested by Ms. Pizzano. (A copy of his statement is in the date file.)

In response to questions from Commissioner Byers, Mr. Sterling Wheeler, PD, DPZ, confirmed that the Zoning Ordinance restricted development in certain residential districts to 35 feet in height. He added that it was his understanding the citizens wanted to limit development to two stories and that the existing zoning would allow three.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the nominator, supported staff's alternative language. He said that using the word "all" to refer to consolidation presented an obstacle to reasonable development.

In response to questions from Commissioner DuBois, Mr. Martin stated that two of the six parcels included in the subject property were already owned by his client; the owners of another three parcels had indicated their willingness to enter into a contract; and the remaining parcel belonged to an out-of-town owner just recently contacted by his client.

Mr. James Peoples, 6648 Hawthorne Street, McLean, representing the McLean Planning Committee, spoke about the importance of revitalization of this area of McLean. He supported retention of the requirement for total consolidation.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, supported the staff alternative.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-3M - Located at 7156 & 7166 Old Dominion Dr. on 4 ac.
Adopted Plan: Residential 2-3 du/ac. Nominated Plan: Add option
for park.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan. She added that the Task Force supported the nomination as submitted.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, nominator, representing the McLean Citizens Association (MCA), explained that this was the first of several nominations by MCA suggesting options for park uses. She said she would present MCA's rationale at this time for all the nominations, thereby avoiding repetition for each separate one. Ms. Whyte explained that the dedication to or acquisition by the Park Authority was not the only way a property could be designated or used as parkland. She added that increased densities and changing demographics in McLean created a commensurate demand for green open spaces. She disagreed with the Task Force's procedure of automatically opposing a park option nomination when the property owner did not concur with the nomination. She pointed out that MCA was only suggesting the addition of a park option, not deletion or modification of current Plan language. In the case of this particular nomination, APR-01-II-3M, Ms. Whyte noted that the property owner concurred with the nomination.

Ms. Susan Turner, 1210 Daviswood Drive, McLean, supported the nomination as submitted.

Mr. Ivan Somers, Co-Chairman of the Dranesville District Task Force, explained that the Task Force had adopted the procedure Ms. Whyte referred to because no one had been able to definitely inform the Task Force whether the land value of the subject property would be affected by the addition of a park option in the Comprehensive Plan.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-4M - Located at 6920, 6922, 7040 Haycock Rd.; 7210 Leesburg Pike & unaddressed parcels 40-3((01))84 & 40-4((1))13 on 26.25 ac. Adopted Plan: Public facilities, governmental & institutional & mixed use up to 1.0 FAR & 65 ft. height limit. Nominated Plan: Delete mixed use & replace with residential 30 du/ac; reduce height abutting existing residential; add need for Metro parking garage.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on pages 40 and 41 of the staff report and that the Task Force concurred.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, nominator, representing the McLean Citizens Association (MCA), explained that changes to the environment had occurred that necessitated this proposed Plan amendment. She added that the recommendations for the West Falls Church Transit Station Area, Land Unit A, should emphasize use of the property as a transportation hub with associated parking and high density residential development, deleting all language referring to office/retail uses.

In response to questions from Commissioner Smyth, Ms. Whyte agreed that more specificity was needed to guide development of a proposed parking garage.

In response to a question from Commissioner Byers, Ms. Whyte explained that the 65-foot height limitation was meant to apply to the parking garage and that no residential development should be planned close to I-66.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-5M - Located at 7414 Leesburg Pike, on 1.9 ac. Adopted Plan: Residential 2-3 du/ac. Nominated Plan: Residential 3-4 du/ac w/an option for 5-8 du/ac w/consolidation.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 51 of the staff report and that the Task Force concurred.

Mr. Ronald Jerro, 1111 Robindale Drive, Great Falls, nominator, supported staff's alternative. He explained that additional density was needed to provide affordable housing.

Mr. Michael Wright, 1904 Miracle Lane, Falls Church, representing the Lemon Road Civic Association, opposed staff's alternative. He said that Route 7 was the dividing line between high and low density and there was no reason to alter that pattern. (His statement is in the date file.)

Ms. Jane Kelsey, 7400 Leesburg Pike, Falls Church, representing Mr. Larry Thomas, owner of adjacent lot 78, explained that her client had only recently learned about this nomination and requested deferral to allow further time to address access and other outstanding issues associated with development of the subject property. (A copy of her statement is in the date file.)

In response to questions from Commissioner Hall, Mr. Sterling Wheeler, PD, DPZ, explained that lot 78 could not be included for land use recommendations in this nomination, but could be considered in addressing access issues.

In response to questions from Commissioner Smyth, Mr. Wheeler noted that the Department of Transportation staff had reviewed all of the nominations and had suggested access alternatives for the subject property, but did not comment specifically on the widening of Route 7.

In response to questions from Commissioner Alcorn, Mr. Wheeler said it was his understanding that there were no redevelopment efforts being considered for Pimmit Hills at this time and that it was still a stable residential neighborhood.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, was opposed to both the nominator's request and staff's alternative and suggested retention of the current Plan language.

Mr. Frederick Repetti, 7317 Reddfield Court, Falls Church, opposed both the nominator's request and staff's alternative. (A copy of Mr. Repetti's statement is in the date file.)

In response to questions from Commissioner Alcorn, Mr. Repetti said he would not be in favor of replanning lot 78.

Mr. James Mallek, 7321 Reddfield Court, Falls Church, recommended denial of the nomination and retention of the current Comprehensive Plan language. (A letter from Mr. Mallek is in the date file.)

Mr. Ronald Bednarz, 7319 Reddfield Court, Falls Church, concurred with the previous speaker who opposed the nomination.

Ms. Diane D'Arcy, 2016 Highboro Way, Falls Church, opposed the nomination and supported Ms. Whyte's position.

Commissioner Alcorn commented that notifications to adjacent property owners had been mailed approximately three weeks ago.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-10M - Located at 7103 Old Dominion Dr. on 12.4 ac. Adopted Plan: Residential 2-3 du/ac. Nominated Plan: Add option for park.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, nominator, supported the nomination as submitted. She noted that there was no proof that adding a park option would affect the property value.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, representing the subject property owner, opposed the nomination. He noted that the current owners had no intention to sell the land, but that a park option in the Comprehensive Plan was not required if the Park Authority wished to acquire the property.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-13M - Located at 6646 Haycock Rd. on 3.76 ac. Adopted Plan: Public facilities, governmental & institutional uses. Nominated Plan: Add option for park.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 64 of the staff report and that the Task Force concurred.

Ms. Diane D'Arcy, 2016 Highboro Way, Falls Church, nominator, cited the need for additional parkland in McLean and noted that the subject property represented an opportunity to expand the open space adjacent to Haycock Elementary School.

In response to questions from Commissioner Byers, Ms. D'Arcy confirmed that the subject property was currently used by the Federal Aviation Association for guidance towers.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, supported the nomination.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-20M - Located at 06241 Park Rd. & unaddressed parcel 41-1 ((1))17 on 3.88 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Add open space protection text.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Mr. John Donahue, 6711 Lee Highway, Suite 3, Arlington, explained that he was speaking for himself and Mr. Howard Brock, Jr., co-owners of the subject property. He strongly objected to the nomination and said that if the County wished to acquire his property for parkland, the eminent domain process should be employed. (A copy of his letter is in the date file.)

Mr. Michael Mendelson, 6205 Park Road, Falls Church, nominator, maintained that additional language to protect environmentally sensitive land was needed. He said he had reconsidered and now wished to withdraw that portion of the nomination suggesting designation of the subject property as private open space.

In response to a question from Chairman Murphy, Mr. Mendelson said he had been a Fairfax County resident for three years.

In response to a question from Chairman Murphy, Mr. Sterling Wheeler, PD, DPZ, explained that technically the nominator could not amend his nomination at this stage of the process, but that the Planning Commission could recommend the deletion requested by Mr. Mendelson.

In response to questions from Commissioner Byers, Mr. Mendelson said his nomination would strengthen the protection of the stream valley.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, supported the nomination and Mr. Mendelson's desire to remove the private open space designation, but said that the language needed clarification.

In response to questions from Commissioner Byers, Ms. Whyte said she had lived in the area for a long time and had never seen the stream dry up completely even in the most severe drought. Commissioner Byers said he was reluctant to endorse a perennial stream designation without an engineering study of some kind to support such action.

Mr. Walter Reinhart, 6142 Park Road, McLean, owner of the subject property, explained that the property had been owned by his family for 35 years and assured the Commission that the stream and associated environmentally-sensitive land would be protected.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-22M - Located at 01362 Chain Bridge Rd. & unaddressed parcel 30-2((1))30 D on 3.55 ac. Adopted Plan: Retail & other with redevelopment option up to .7 FAR. Nominated Plan: Remove text concerning parking concentration & entertainment uses.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination as submitted and that the Task Force concurred.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, supported the nomination as submitted. She said that the language proposed for deletion was an oversight and should have been deleted at the time the language for this area was last amended.

Mr. James Peoples, 6648 Hawthorne Street, McLean, representing the McLean Planning Committee, disagreed with Ms. Whyte's comments and spoke in opposition to the nomination. He explained that the language regarding parking concentration and entertainment uses had been retained on purpose and was intended to guide redevelopment should it occur, although redevelopment was not encouraged.

Ms. Lilla Richards, 8703 Brook Road, McLean, nominator, maintained that the language should be deleted because parking, office or entertainment uses were incompatible with the planning objectives for this area.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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(The Commission went into recess at 9:30 p.m. and reconvened in the Board Auditorium at 9:40 p.m.)

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APR-01-II-23M - Located at 1301 1306, 1310 Scotts Run Rd. on 27.87 ac. Adopted Plan: Private open space & residential 1-2 du/ac w/future development at low end of density range. Nominated Plan: Add text protecting environmentally sensitive lands, limit development to 1 du/ac & add option for park.

APR-01-III-24M - Located at 1307 & 1315 Scotts Run Rd. on 5.39 ac. Adopted Plan: Residential 1-2 du/ac with future development at low end of density range. Nominated Plan: Limit development to 1 du/ac.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 101 of the staff report and that the Task Force recommended its own alternative language as follows:

- for 23M: No development within the environmental quality corridor, floodplain and resource protection areas and low end of 1 to 2 density range for remaining land;
- for 24M: Compatible infill should occur with lot size similar in size to lots immediately to the east and north.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, supported the Task Force's separate recommendations and opposed staff's single alternative for both nominations.

Ms. Abby MacKness, 1310 Scotts Run Road, McLean, nominator of APR-01-II-23M, supported her original nomination, especially the density limitation of one dwelling unit per acre, and opposed staff's alternative which eliminated the park option. She spoke about the importance of preserving green spaces in McLean.

Mr. Mason Pickett, 7349 Hooking Road, McLean, concurred with Ms. MacKness' comments, expressing the importance of maintaining low density development at one dwelling unit per acre.

Mr. Martin Smith, 1328 Windy Hill Road, McLean, nominator of 24M, supported approval of his nomination as submitted and opposed staff's alternative. He stated that he also specifically opposed cluster development. (A copy of Mr. Smith's statement is in the date file.)

Ms. Ann Brown, 1301 Scotts Run, McLean, explained that she had lived in McLean for more than 50 years and that her father had been the president of the McLean Citizens Association. She supported the nominations as submitted and opposed staff's alternative.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-25M - Located at unaddressed parcel 29-2((1))1D on 24.39 ac.
 Adopted Plan: Public park & proposed high school. Nominated Plan: Add option for park with no land disturbing activity within 100 ft of Bulls Neck Run.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff

recommended denial of the nomination and retention of the adopted Comprehensive Plan. She added that the Task Force supported the nomination with an additional phrase at the end of the last sentence so that it would read: "There should be no land disturbing activities within 100 feet of Bulls Neck Run unless it is determined not to be a perennial stream."

Ms. Susan Turner, 1210 Daviswood Drive, McLean, nominator, said that development of the subject property would have a negative impact on the quality of the watershed and might affect the physical stability and habitat of Bulls Neck Run, therefore she recommended the park option, with the stipulation that land-disturbing activities within 100 feet of Bulls Neck Run would be prohibited.

Mr. Frank Fuerst, 1194 Winter Hunt Road, McLean, representing the Bulls Neck Run Conservancy, supported the Task Force's alternative language. He stressed the importance of protecting Bulls Neck Run and cited statistics on 30 streams in Fairfax County, the majority of which were in fair to very poor condition. He noted that many of the streams were not accurately designated as perennial and therefore did not fall under the protection of the Chesapeake Bay Preservation Ordinance. Mr. Fuerst explained that the Board of Supervisors had authorized funds for a stream remapping project which was expected to take two to three years to complete. He added that, in the meantime, all streams should be protected as much as possible. (A copy of Mr. Fuerst's statement is in the date file.)

In response to questions from Commissioner Byers, Mr. Fuerst acknowledged that the exact limits of the floodplain associated with Bulls Neck Run had not been determined at this time.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, supported Ms. Turner's comments and the nomination as submitted.

Mr. Jack Hannon, 7006 Westbury Road, McLean, representing the West Lewinsville Heights Citizens Association, also supported Ms. Turner's nomination. (A copy of Mr. Hannon's statement is in the date file.)

Mr. Frank Crandall, 900 Turkey Run Road, McLean, Dranesville District representative on the Environmental Quality Advisory Committee (EQAC) and Chairman of the McLean Citizens Association's Environment, Parks and Recreation Committee, supported the nomination as submitted. He noted that EQAC was instrumental in advancing the stream remapping project. He explained that the 100-foot protection area and floodplain delineation were two separate issues, covered under Chapter 118 of the *Code of Virginia*, and sometimes the floodplain took precedence in terms of extent.

In response to questions from Commissioner DuBois, Mr. Noel Kaplan, environmental planner, PD, DPZ, commented on the process for incorporating perennial streams into the resource protection area (RPA) regulations. He stated that approving this nomination to establish a

100-foot non-disturb area on the subject property would set a policy precedent through the Area Plans Review process as well as cause ramifications regarding allowed uses in RPAs. He said, if the Commission desired to modify the Plan, language could be added to establish a buffer along Bulls Neck Run consistent with the County's environmental quality corridor (EQC) policy, thereby protecting the stream without taking an action that might have inadvertent consequences.

Ms. Stella Koch, representing the Audubon Naturalist Society, 8940 Jones Mill Road, Chevy Chase, Maryland, supported the nomination as submitted. (A copy of Ms. Koch's statement is in the date file.)

Mr. Charles Pidano, 1205 Winter Hunt Road, McLean, representing the McLean Hunt Citizens Association, supported the nomination as submitted.

Ms. Diane Wagner, 1115 Old Cedar Road, McLean, expressed her opposition to any change to the current use of the subject property, including any active recreation use. She noted that the property was used by her neighbors and herself for walking dogs and nature walks.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-26M - Located at 8610, 8700, & 8720 Lewinsville Rd. on 25.19 ac. Adopted Plan: Residential 1-2 du/ac. Nominated Plan: Add option for park.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 120 of the staff report and that the Task Force concurred.

Ms. Susan Turner, 1210 Daviswood Drive, McLean, nominator, noted that the subject property owners supported her nomination as submitted. She noted that the McLean Citizens Association also supported her proposal.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-27M - Located at unaddressed parcel 20-1((01))16 A on 10.46 ac. Adopted Plan: Public facilities, governmental & institutional uses, planned elementary school. Nominated Plan: Add option for park.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on page 126 of the staff report and that the Task Force recommended its own alternative language outlined on page 17 of the Task Force Report, a copy of which is in the date file.

Ms. Susan Turner, 1210 Daviswood Drive, McLean, nominator, commented on the desperate need for playing fields in McLean. She said that the subject property was a good location for such fields and that the site was too small for its originally-planned use, an elementary school. She noted that the property had excellent access and room for sufficient buffering. Ms. Turner asked that her nomination be approved as submitted, with deletion of the word "rectangular" in front of "playing fields." She noted that the McLean Citizens Association also supported the nomination.

Mr. Frank Bennett, 930 Shetland Court, McLean, representing Greenway Heights Civic Association, opposed the nomination, especially use of the subject property for active recreation. He disagreed with Ms. Turner's comment that the property had excellent access, noting that the only access at this time was via Kimberwicke Road and Hunting Hill Lane, both neighborhood streets, and that a secondary access to Old Dominion Drive would require an easement through adjacent parcel H. Mr. Bennett maintained that the site was unsuitable for playing fields for the following reasons:

- traffic on the already-overburdened neighborhood streets would dramatically increase;
- wildlife and environmentally sensitive land would be adversely affected; and
- the multi-million dollar cost would be prohibitive.

Mr. Ed Newberry, 8214 Hunting Hill Lane, McLean, concurred with Mr. Bennett's comments in opposition. He cited poor access and destruction of wildlife as his main objections.

Mr. Gilberto Villacorta, 8304 Hunting Hill Lane, McLean, supported Messrs. Bennett and Newberry in opposing any active recreational use of the subject property.

Mr. Mark Cross, 931 Shetland Court, McLean, agreed with the previous speakers in opposition.

Mr. Curtis Sauter, 8308 Hunting Hill Lane, McLean, also opposed the nominations, citing increased traffic and environmental impact as his main objections.

In response to questions from Chairman Murphy, Mr. Sterling Wheeler, PD, DPZ, confirmed that the School Board had determined this site was not adequate for an elementary school, but was not willing at this time to dispose of the property.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

APR-01-II-28M - Located at unaddressed parcel 19-4((14))C on 12.57 ac.
 Adopted Plan: Public facilities, governmental & institutional uses, planned elementary school. Nominated Plan: Add option for park.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan. She added that the Task Force recommended an alternative that supported the park option with the caveat that the language would not be appropriate if the subject property was selected as a school site.

Ms. Susan Turner, 1210 Daviswood Drive, McLean, nominator, said it was her understanding that the site had been selected for a school, therefore this nomination was moot. However, she supported the nomination as submitted if, for any reason, the proposed school was not built. She stated that the McLean Citizens Association concurred.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-31M - Located at 6878 Fleetwood Rd., 6888 Elm St., 1427, 1433 & 1441 Dolley Madison Blvd. on 1.79 ac. Adopted Plan: Office w/option for residential 12-16 du/ac & 17.5 du/ac. Nominated Plan: Change option to residential 8-12 du/ac & 12 du/ac w/consolidation.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan. She added that the Task Force recommended an alternative for a residential density of 8 to 12 dwelling units per acre, but did not include a provision for consolidation.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, supported the Task Force's alternative language.

Mr. Herb Becker, 2009 Lorraine Avenue, McLean, nominator, explained that the intent of the nomination was to prevent further development of this transitional sub-area of the McLean Central Business Center (CBC) at multi-family densities. He noted that a neighboring development, McLean Crest, at 17.5 dwelling units per acre, had proven too dense, lacking sufficient buffering from the future widening of Dolley Madison Boulevard and connectedness to the community, blocking pedestrian access to the CBC, and raising off-site stormwater detention problems. Mr. Becker presented a series of photographs to illustrate the insufficient setback from the highway as well as inadequate parking and stormwater management.

Mr. James Peoples, 6648 Hawthorne Street, McLean, representing the McLean Planning Committee, supported the Task Force's alternative language.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-34M - Located at 1443 & 1445 Chain Bridge Rd. on 3.69 ac.
Adopted Plan: Retail & other, w/option for retail/office up to .5 FAR.
Nominated Plan: Option for mixed use that could include a neighborhood-serving post office (postal retail function only).

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Mr. Herb Becker, 2009 Lorraine Avenue, McLean, nominator, explained that the intent of this nomination was to expand on and facilitate the implementation of the existing Plan by proposing to increase the opportunity for creativity and flexibility in the redevelopment of the subject property. He noted that the McLean Citizens Association supported the nomination.

In response to questions from Chairman Murphy, Mr. Sterling Wheeler, PD, DPZ, confirmed that a post office use was allowed by right and was reviewed by the National Capital Planning Commission, not the Fairfax County Planning Commission. He added that postal authorities often sought input from Fairfax County planners on appropriate locations, but the final decision was made by the Federal Government.

Mr. James Peoples, 6648 Hawthorne Street, McLean, representing the McLean Planning Committee as well as the Bryn Mawr Civic Association, supported staff's recommendation for denial and retention of the current Plan language.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-35M - Located at 6825 Redmond Dr. on 3.12 ac. Adopted Plan: Retail & other w/option for retail/office up to .5 FAR. Nominated Plan: Designate Stabilization & Enhancement Area & remove redevelopment option.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Mr. Herb Becker, 2009 Lorraine Avenue, McLean, nominator, said that the intent of the nomination was to prevent unintended consequences that might result from an unnecessarily large portion of Sub-area 5 being designated as a redevelopment area.

Mr. James Peoples, 6648 Hawthorne Street, McLean, representing the McLean Planning Committee, disagreed with Mr. Becker's proposal. He said that this area was critical to the success of the main street concept.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-36M - Located at 1937 Birch Rd. on 2 ac. Adopted Plan:
Residential 1-2 du/ac. Nominated Plan: Add option for park.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Mr. Herb Becker, 2009 Lorraine Avenue, McLean, nominator, said that the intent of this nomination was to flag this parcel as being of potential interest to the public as community enhancing open space or, if developed privately, as having an impact on the quality and accessibility of the existing, adjacent public open space, the Franklin Forest Park. He noted that this offered an opportunity for a public/private partnership in preserving environmentally, historically and perceptionally sensitive and significant undevelopable portions of the site.

Barnes Lawson, Jr., Esquire, representing the subject property owner, opposed the nomination and supported staff's recommendation for denial. He maintained that adding a park option would devalue the property.

Commissioner Smyth commented that a park designation did not necessarily reduce a property's value. Mr. Lawson replied that he had been informed by, Mr. Robert Paul Jones, a professional appraiser, that a park option in the Comprehensive Plan would be a negative factor in forming an evaluation. Commissioner Alcorn suggested that Mr. Lawson examine the possibility of a conservation easement.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-37M - All of McLean CBC. Adopted Plan: Retail, office, public facilities, private recreation, residential 5-8 du/ac, 8-12 du/ac, 16-20 du/ac & 20 plus du/ac. Nominated Plan: Add bldg. height model.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Mr. Herb Becker, 2009 Lorraine Avenue, McLean, nominator, noted that this nomination was not site specific. He stated that illustrations of current and planned building heights would be useful visual tools for both citizens and staff in evaluating land use cases. He added that the nomination was supported by the McLean Citizens Association.

Mr. James Peoples, 6648 Hawthorne Street, McLean, representing the McLean Planning Committee, said he was not opposed to the idea of requiring land use applicants to provide building height illustrations, but was not sure the Area Plans Review process was the proper format.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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Prior to the next public hearing, Chairman Murphy noted that it was now 11:15 p.m. and that there were three nominations remaining in the McLean Planning District. He announced that the Commission would hold the public hearings on those three items and, in compliance with its policy to call no new items after midnight, the following nine nominations in the Upper Potomac Planning District would be carried over to Thursday, February 7, 2002:

APR-01-III-16UP	APR-01-III-24UP	APR-01-III-30UP
APR-01-III-19UP	APR-01-III-25UP	APR-01-III-31UP
APR-01-III-21UP	APR-01-III-26 & 29UP	APR-01-III-33UP.

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APR-01-II-40M - Located in the western section of Lowell Ave. Adopted Plan: Close a section of Lowell Ave. Nominated Plan: Delete text encouraging Lowell Ave. closing.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Chief Clyde Clark, McLean Volunteer Fire Department, 1455 Laughlin Avenue, McLean, supported the nomination. He noted that this portion of Lowell Avenue served as a side entrance to the fire station and closing the road would deny fire fighting personnel optimum access to the five-story retail/residential building proposed on Lowell Avenue.

Mr. Clark Tyler, 7327 Eldorado Street, McLean, representing the Hallcrest Heights HOA, supported Chief Clark's comments and position.

Dr. Gordon Davis, 6719 Lowell Avenue, McLean, owner/operator of Old Dominion Animal Health Center, noted that he had been in business in McLean for 32 years. He stated that this section of Lowell Avenue was vital for the efficient operation of the animal hospital. He added that there were safety issues involved as well. He explained that a 62-foot delivery truck serving the hospital would not be able to negotiate the turn into the hospital's parking lot, noting that the design of parking lot islands, building footprint and delivery areas were required by Fairfax County during the site plan review process despite protests by architects and engineers for the project. He maintained that backing the truck down Lowell Avenue past the intersection of Lowell Avenue and Emerson Avenue, as had been suggested by supporters of the road closing, would be impossible. He explained the driver of the truck had informed him that the terms of his commercial drivers license would require two checkers to flag the street and close the intersection in order to legally perform the maneuver, and that the driver did not have two extra employees accompanying him on his deliveries. Dr. Davis further noted that veterinary hospitals were designated on emergency preparedness maps for use as possible triage areas for injured police, fire and rescue personnel as well as civilians.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association (MCA), supported the nomination to remove the reference to closing Lowell Avenue. She stated that it would adversely affect public safety, traffic circulation, and local businesses and maintained that the plaza proposed during the Civic Place rezoning was sufficient as planned and that additional area created by the closing of Lowell Avenue was unnecessary.

In response to questions from Chairman Murphy, Mr. Sterling Wheeler, PD, DPZ, explained that the applicant in the Civic Place rezoning had provided two alternate plans, one showing the addition of the Lowell Avenue area and one without, and had proffered to expand the proposed plaza if the Board of Supervisors vacated the road within a certain time after filing for a building permit. He added that the applicant had not yet filed for a building permit.

In response to questions from Chairman Murphy, Ms. Whyte concurred that approval of the nomination would not change the proffer. She noted that she had been told that the abandonment

and vacation of Lowell Avenue was not part of the rezoning application, but testified in opposition to the closing during the public hearing anyway.

In response to a question from Commissioner Wilson, Mr. Wheeler confirmed that staff's rationale that it was premature to remove the language pertaining to the road closing was because a building permit had not yet been requested.

In response to a question from Commissioner Wilson, Ms. Whyte said she did not know when the road closing language had been placed in the Comprehensive Plan and noted that the Fire Department had not been informed either.

In response to questions from Commissioner DuBois, Mr. Wheeler confirmed that removing the language from the Plan did not preclude closing the road.

Mr. James Peoples, 6648 Hawthorne Street, McLean, representing the McLean Planning Committee (MPC), opposed the nomination. He noted that the language had been placed in the Plan in 1998 and maintained that the additional public gathering space gained by the closing was needed. He added that a survey conducted by MPC at McLean Day last spring gathered signatures from 115 McLean households on a petition supporting the road closure, with only four in opposition. He stated that the access concerns expressed by Dr. Davis and Chief Clark could be addressed through design of the plaza.

Ms. Lilla Richards, 8703 Brook Road, McLean, nominator, noted that closing Lowell Avenue would allow public property to be used by a private developer. She stated that planning efforts in McLean for many years had emphasized parcel to parcel connections and that abandonment of Lowell Avenue would deprive the public of a vital and safe alternative to Chain Bridge Road and Whittier Avenue. She added that poor sight distance at the intersection of Whittier and Laughlin Avenues already presented an unsafe situation and diverting Lowell Avenue traffic to that intersection would exacerbate the problem. She disputed Mr. Peoples' assertion that the access problems raised by Dr. Davis and the Fire Department could be addressed through design. She noted that Dr. Davis' speaking time had expired and he didn't have a chance to inform the Commission of a compromise he would support that would allow temporary closings of Lowell for special events. She added that Dr. Davis had even agreed to allow use of his parking lot for these special events which would most likely take place at times when his hospital was not open. Ms. Richards concurred with Ms. Whyte's statement that the Fire Department had not been made aware of the proposal to add the road closing language to the Plan, and that the MCA had been similarly uninformed.

In response to a question from Commissioner Wilson, Ms. Richards confirmed that there were no plans for a cul-de-sac at the end of Lowell.

In response to a question from Commissioner Alcorn, Ms. Richards said she had recently had three family members dealing with terminal illnesses and therefore had not had an opportunity

to keep informed on land use issues at the time the rezoning was being considered. She noted, however, that the Fire Department and the MCA had expressed opposition to the proposal during the rezoning process.

Mr. Ivan Somers, Co-Chairman of the Dranesville District Task Force, noted that the Task Force discussion and vote on this item was somewhat divided and that the vote might have been different if some of the testimony made tonight had been available to the Task Force at the time.

Commissioner DuBois commented that there was a division of opinion at the time of rezoning also and that proffer language was crafted to allow time for the further consideration of the options.

Ms. Shirley Elliott, 331 Park Street NE, Vienna, explained that she was part owner of a small office building on Emerson Avenue. She opposed the nomination, maintaining that the main street concept envisioned for McLean would be advanced by a larger plaza that would provide a well-conceived and beautifully-landscaped green space in the heart of McLean for use by all its citizens. She pointed out that there would be no cost to businesses and landowners for creation or maintenance.

Mr. Dennis Isley, President, Fire Station #1, 1455 Laughlin Avenue, McLean, spoke in support of the nomination. He said closing Lowell Avenue would restrict the Fire Department's ability to respond to emergencies.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-41M - Located at intersection of Old Dominion Dr., Chain Bridge Rd. & Elm St. Adopted Plan: Recommendation to consider a roundabout. Nominated Plan: Delete recommendation.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Ms. Adrienne Whyte, 6704 West Falls Way, Falls Church, representing the McLean Citizens Association, supported the nomination to delete the roundabout language. She said it would create new hazards for pedestrians and motorists because it would eliminate traffic signals. She stated that adjacent businesses would be adversely impacted by closure of parking lot entrances and that the funds needed to acquire the necessary right-of-way would be better spent on other transportation projects.

Mr. James Peoples, 6648 Hawthorne Street, McLean, representing the McLean Planning Committee, opposed the nomination. He explained that the roundabout option was the result of the 1997 public meetings and working groups that developed the vision for the revitalization of downtown McLean. Mr. Peoples stated that a roundabout was not the same as a traffic circle and would be much smaller, designed to operate at lower speeds, and require entering vehicles to yield right-of-way to circulating traffic and pedestrians at designed crossings. He added that roundabouts were being implemented at high traffic volume intersections nationwide and a large body of experience had been generated. He noted that the Federal Highway Administration had published a design guide specifically for roundabouts that covered the philosophy, concept, traffic flow, safety gains and engineering criteria.

Mr. Bruce Bennett, 14617 Flower Hill Drive, Centreville, said he neither supported nor opposed the nomination, but wished to comment on roundabouts in general. He referred to a January 18, 2002 article in the *Wall Street Journal* that reported on numerous problems with roundabouts in four cities: Clearwater, Florida; Claremont, California; Las Vegas, Nevada; and Nashville, Tennessee. He explained that he had investigated further, calling officials in Nashville and Las Vegas, and discovered that the *Journal* article was not an accurate depiction of the experiences in those cities. He added that he had been told by transportation officials that the roundabouts were working great and that the number and severity of accidents at intersections where they had been constructed were reduced. (A copy of the *Wall Street Journal* article is Attachment A in the package submitted by the next speaker, Ms. Lilla Richards.)

Ms. Lilla Richards, 8703 Brook Road, McLean, nominator, stated that the intersection of Old Dominion Drive, Chain Bridge Road and Elm Street was not the proper location for a roundabout. She said that redevelopment proposals for the nearby Amoco and Exxon service stations were under way right now and the roundabout option should be removed from the Plan so that funds earmarked for transportation improvements could be diverted to other more worthwhile projects. Ms. Richards suggested other low-cost improvements that could be made to the subject intersection immediately that would improve conditions for pedestrians and motorists. (A copy of Ms. Richards' statement and attachments, including the *Wall Street Journal* article referred to by Mr. Bennett, an Executive Summary of the McLean Streetscape Project, various letters from Virginia Department of Transportation (VDOT) officials, and a sketch of the proposed roundabout design are in the date file.)

In response to questions from Commissioner Wilson, Ms. Richards' stated that the feasibility study was completed in March, 2000 and VDOT's response, a copy of which is included as one of Ms. Richards' attachments, was dated June 29, 2000.

In response to questions from Commissioner Wilson, Mr. Sterling Wheeler, PD, DPZ, explained that the County's Department of Transportation had not reached a conclusion regarding the feasibility of a roundabout at the subject location, therefore staff did not support removal of the Plan language.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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APR-01-II-42M - All of McLean CBC. Adopted Plan: Retail, office, public facilities, private recreation, residential 5-8 du/ac, 8-12 du/ac, 16-20 du/ac & 20+ du/ac. Nominated Plan: Add language that specifically discourages density sprawl outside the CBC's development areas.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the adopted Comprehensive Plan and that the Task Force concurred.

Mr. Herb Becker, 2009 Lorraine Avenue, McLean, nominator, supported the alternative language developed by staff and outlined on page 29 of the second volume of the staff report. He noted that the nomination was intended to facilitate the implementation of the focus density node or village concept in the McLean Community Business Center Plan while preventing any inappropriate abuse of the concept through significant density drift beyond the nodes.

Mr. James Peoples, 6648 Hawthorne Street, McLean, representing the McLean Planning Committee, concurred with staff's recommendation to deny this nomination.

Mr. Sterling Wheeler, PD, DPZ, explained that the language in the staff report was created at the request of the Task Force to clarify the intent of Mr. Becker's nomination, but that staff did not support that language.

There being no further speakers, comments or questions, Chairman Murphy closed the public hearing.

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Chairman Murphy thanked Ms. Quintero-Johnson and Mr. Wheeler for their work on these nominations, reminded the Commission that tomorrow night's meeting would again convene at 7:30 p.m., and adjourned the meeting.

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The meeting was adjourned at 12:25 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

January 30, 2002

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: June 12, 2003

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission